

Cottonwood Heights Community & Economic Development

2014 Office Space Report



Commercial Office Space Summary and Inventory

A comprehensive account of all commercial properties currently utilized as office space.

Table of Contents

Class A Commercial Office Space

Cottonwood Corporate	pg.5-8
Old Mill Corporate	pg.9-12
Old Mill Medical	pg.13
Union Park	pg.14-19

Class B Commercial Office Space

Plaza 2000	pg.21
Canyon Hills	pg.22
Brighton Pointe	pg.23
Fort Union Red Brick	pg.24-26
Jamestown Office Condos	pg.27
Highland Pointe Office Condos	pg.28
Highland Ridge Office Condos	pg.29
Castlewood	pg.30
2300 East	pg.31-32
Plaza 7200	pg.33
Fort Union & Highland	pg.34-36
Brighton Plaza	pg.37
The Atrium	pg.38
Cottonwood Insurance	pg.39
Cosmetic Dentistry	pg.40
Vincent Surgical	pg.41
Companion Corporation	pg.42
GoEngineer	pg.43
CMC Flex	pg.44
Twin Peaks	pg.45
Hillside Business Park	pg.46
Office Investments	pg.47
1888 E. Fort Union	pg.48
Dynatronics	pg.49

Class C Commercial Office Space

Willow Creek Medical	pg.51
Highland Medical	pg.52
Wasatch Exotic Pet	pg.53
Mangrum	pg.54
State Farm	pg.55
Realty Pro	pg.56
Holiday Management	pg.57
Premiere Mortgage	pg.58
Staker-Henderson Complex	pg.59

Cottonwood Heights Community & Economic Development

Table of Contents

Class C Commerical Office Space

Hillside Dental	pg.60
The Tooth Doctor	pg.61
Wall & Wall	pg.62
Brighton Dental	pg.63
Medical Hair Restoration	pg.64
Kasteler Fenton	pg.65
Richards Financial	pg.66
Cottonwood Heights Professional	pg.67
Kesler Chiropractic	pg.68
Farmers Insurance	pg.69
Century 21	pg.70
Brighton View Dental	pg.71
Sculptec	pg.72
Bengal Blvd	pg.73
Real Source	pg.74

City Summaries

Totals	pg.76
Graphs	pg.77-80

Cottonwood Heights Community & Economic Development

Class A Commercial Office

Class A Office Space can be characterized by as buildings that have excellent location and access, attract high quality tenants, and are managed professionally. These buildings are of landmark quality and usually consist of five or more floors and approximately 100,000 total square feet. Class A commercial space has usually been built within the previous fifteen to twenty years with high quality building materials. Rental rates are competitive with other newly constructed buildings.

Cottonwood Corporate

2755 East Cottonwood Parkway



Campus: Yes
Acreage: 4.11
Parking: Structure
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1999
Building Sq. Ft.: 121,500
Lease Sq. Ft.: 86,142
Available Sq. Ft.: 35,358
Floors: 6

Entry: Atrium
Receptionist: Yes
Security: Yes
Assessed Value: \$22,046,497
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 86,142
Available Sq. Ft.: 35,358
Typical Floorplate: 20,250
Rental Rate Range: \$17.00 - \$28.14

Maximum Available: 22,964
Minimum Available: 4,482
Units of Office Space: 12

The building has entry seating, four elevators, and amenities that include sculptures, artwork, televisions, and a cafeteria. All reserved parking is an additional expense and is negotiable through tenant lease agreements.

Building Contact:

CommonWealth Partners

801.930.6200

Cottonwood Corporate

2795 East Cottonwood Parkway



Campus: Yes
Acreage: 3.83
Parking: Structure
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1998
Building Sq. Ft.: 121,500
Lease Sq. Ft.: 65,803
Available Sq. Ft.: 55,697
Floors: 6

Entry: Atrium
Receptionist: Yes
Security: Yes
Assessed Value: \$22,043,460
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 65,803
Available Sq. Ft.: 55,697
Typical Floorplate: 20,250
Rental Rate Range: \$20.00 - \$27.50

Maximum Available: 39,373
Minimum Available: 1,702
Units of Office Space: 18

The building shares a main atrium entry with 2755 East Cottonwood Parkway. This building too has entry seating, three elevators, and amenities that include sculptures, artwork, televisions, and a cafeteria. Reserved parking spaces are generally negotiated at a rate of \$45.00.

Building Contact: CommonWealth Partners 801.930.6200

Cottonwood Corporate

2825 East Cottonwood Parkway



Campus: Yes
Acreage: 4.10
Parking: Structure
Parking Ratio: 4/1000

Building Use:	Commercial Office
Year Built:	1997
Building Sq. Ft.:	107,330
Lease Sq. Ft.:	86,111
Available Sq. Ft.:	21,219
Floors:	5

Entry:	Atrium
Receptionist:	Yes
Security:	Yes
Assessed Value:	\$17,689,437
LEED Certified:	No
For Sale:	No
Update/Remodel:	No

Leased Sq. Ft.:	86,111
Available Sq. Ft.:	21,219
Typical Floorplate:	21,466
Rental Rate Range:	\$16.25 - \$29.13

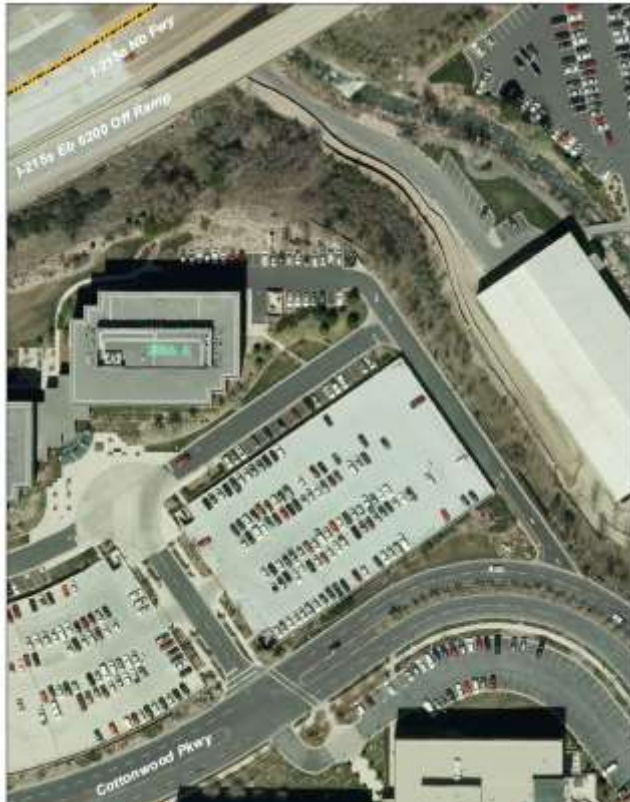
Maximum Available:	7,689
Minimum Available:	1,560
Units of Office Space:	21

The building has entry seating, four elevators, and amenities that include sculptures, artwork, televisions, and a cafeteria. Although every other building at Cottonwood Corporate has access to the Parkside Café, it is located on the first floor of this building. Parking spaces are \$45.00.

Building Contact:	CommonWealth Partners	801.930.6200
-------------------	-----------------------	--------------

Cottonwood Corporate

2855 East Cottonwood Parkway



Campus: Yes
Acreage: 5.54
Parking: Structure
Parking Ratio: 4/1000

Building Use:	Commercial Office
Year Built:	1997
Building Sq. Ft.:	107,330
Lease Sq. Ft.:	86,111
Available Sq. Ft.:	21,219
Floors:	5

Entry:	Atrium
Receptionist:	Yes
Security:	Yes
Assessed Value:	\$17,679,037
LEED Certified:	No
For Sale:	No
Update/Remodel:	No

Leased Sq. Ft.:	86,111
Available Sq. Ft.:	21,219
Typical Floorplate:	21,466
Rental Rate Range:	\$16.50 - \$27.00

Maximum Available:	12,166
Minimum Available:	9,053
Units of Office Space:	15

The building has entry seating, two elevators, and amenities that include sculptures, artwork, televisions, and access to the cafeteria.

Building Contact:	CommonWealth Partners	801.930.6200
-------------------	-----------------------	--------------

Old Mill Corporate

6322 South 3000 East



Campus: Yes
Acreage: 8.80
Parking: Structure
Parking Ratio: 4/1000

Building Use:	Commercial Office
Year Built:	1995
Building Sq. Ft.:	151,292
Lease Sq. Ft.:	130,792
Available Sq. Ft.:	20,500
Floors:	4

Entry:	Atrium
Receptionist:	Yes
Security:	No
Assessed Value:	\$22,998,509
LEED Certified:	No
For Sale:	No
Update/Remodel:	No

Leased Sq. Ft.:	130,792
Available Sq. Ft.:	20,500
Typical Floorplate:	37,823
Rental Rate Range:	\$23.50- \$ 24

Maximum Available:	20,500
Minimum Available:	1,500
Units of Office Space:	18

The building has entry seating, four elevators, and amenities that include sculptures, artwork, televisions, and a cafeteria.

Building Contact:

Beckstrand Family Investments

801.944.7722

Old Mill Corporate

6340 South 3000 East



Campus: Yes
Acreage: 3.65
Parking: Structure
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 2001
Building Sq. Ft.: 97,719
Lease Sq. Ft.: 57,719
Available Sq. Ft.: 40,000
Floors: 5

Entry: Multi-Level
Receptionist: No
Security: No
Assessed Value: \$20,622,534
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 57,719
Available Sq. Ft.: 40,000
Typical Floorplate: 18,819
Rental Rate Range: \$23.50- \$ 24

Maximum Available: 40,000
Minimum Available: 2,112
Units of Office Space: 18

The building has entry seating, three elevators, and artwork. There are two different points of entry to the building, one on both the first and second floor.

Building Contact: Beckstrand Family Investments 801.944.7722

Old Mill Corporate

6350 South 3000 East



Campus: Yes
Acreage: 5.51
Parking: Structure
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 2004
Building Sq. Ft.: 133,694
Lease Sq. Ft.: 133,694
Available Sq. Ft.: 0
Floors: 6

Entry: Multi-Level
Receptionist: No
Security: No
Assessed Value: \$23,227,214
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 133,694
Available Sq. Ft.: 0
Typical Floorplate: 37,823
Rental Rate Range: \$23.50- \$ 24

Maximum Available: 0
Minimum Available: 0
Units of Office Space: 18

Building has dual entry with vestibule. Amenities include entry seating, artwork, and three elevators. The building also has a secure keycard entry system. Again all parking ratios for Old Mill Corporate are currently 6/1000 however the addition of the next phase will make the ratios 4/1000.

Building Contact: Beckstrand Family Investments 801.944.7722

Old Mill Corporate

6330 South 3000 East



Campus: Yes
Acreage: 6.38
Parking: Structure
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 2012
Building Sq. Ft.: 230,000
Lease Sq. Ft.: 230,000
Available Sq. Ft.: 0
Floors: 7

Entry:
Receptionist:
Security:
Assessed Value: \$21,109,309
LEED Certified: GOLD
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 230,000
Available Sq. Ft.: 0
Typical Floorplate: 38,000
Rental Rate Range: \$23.50- \$ 24

Maximum Available: 0
Minimum Available: 0
Units of Office Space:

Floor-to-ceiling glass 10-12' finished ceiling height, covered parking, GOLD LEED certification, on site Skool Lunch restaurant, property manager, owner, and engineer on-site & Spectacular valley views.

Building Contact: Beckstrand Family Investments 801.944.7722

Old Mill Medical

6360 South 3000 East



Campus: Yes
Acreage: 5.14
Parking: Uncovered
Parking Ratio: 3.5/1000

Building Use: Medical Office
Year Built: 1997
Building Sq. Ft.: 65,216
Lease Sq. Ft.: 40,451
Available Sq. Ft.: 24,765
Floors: 3

Entry: Atrium
Receptionist: No
Security: No
Assessed Value: \$12,359,600
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 40,451
Available Sq. Ft.: 24,765
Typical Floorplate: 37,823
Rental Rate Range: \$14.11 - \$19.50

Maximum Available: 17,487
Minimum Available: 1,112
Units of Office Space: 7

Old Mill Medical has two elevators and a seating area in its entry. The dual entry has key code security. Dual entry is defined as two sets of doors with a vestibule.

Building Contact: The Boyer Company

801.366.7195

Union Park

6925 South Union Parkway



Campus: Yes
Acreage: 5.76
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1983
Building Sq. Ft.: 87,448
Lease Sq. Ft.: 65,000
Available Sq. Ft.: 22,448
Floors: 6

Entry: Atrium
Receptionist: No
Security: No
Assessed Value: \$7,818,200
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 65,000
Available Sq. Ft.: 22,448
Typical Floorplate: 17,028
Rental Rate Range:

Maximum Available: 22,448
Minimum Available: 1,500
Units of Office Space: 53

The above numbers are only rough approximations.
Building has artwork, sculptures, plants, two elevators, security system, directory, along with dual entry and vestibule.

Building Contact: NuTerra 801.566.6653

Union Park

6955 South Union Parkway



Campus: Yes
Acreage: 4.55
Parking: Structure
Parking Ratio: 4/1000

Building Use:	Commercial Office
Year Built:	1996
Building Sq. Ft.:	100,616
Lease Sq. Ft.:	70,000
Available Sq. Ft.:	30,616
Floors:	5

Entry:	Atrium
Receptionist:	No
Security:	No
Assessed Value:	\$9,578,884
LEED Certified:	No
For Sale:	No
Update/Remodel:	No

Leased Sq. Ft.:	70,000
Available Sq. Ft.:	30,616
Typical Floorplate:	20,116
Rental Rate Range:	

Maximum Available:	22,448
Minimum Available:	1,500
Units of Office Space:	20

The above numbers are only rough approximations. Building has artwork, sculptures, plants, two elevators, security system, directory, along with dual entry and vestibule. Building also has large green space with gazebo and river running through it.

Building Contact: NuTerra 801.566.6653

Union Park

6965 South Union Parkway



Building Use:	Commercial Office
Year Built:	1997
Building Sq. Ft.:	83,769
Lease Sq. Ft.:	
Available Sq. Ft.:	
Floors:	4
Entry:	Atrium
Receptionist:	No
Security:	No
Assessed Value:	\$6,908,200
LEED Certified:	No
For Sale:	No
Update/Remodel:	No

Campus:	Yes
Acreage:	0.89
Parking:	Structure
Parking Ratio:	4/1000

Leased Sq. Ft.:		Maximum Available:	
Available Sq. Ft.:		Minimum Available:	
Typical Floorplate:	20,970	Units of Office Space:	17
Rental Rate Range:			

Because of significant turnover and great variance in rental rates no numbers are provided above. Building has dual entry with vestibule, security system, directory at entrance and two elevators.

Building Contact: NuTerra 801.566.6653

Union Park

6975 South Union Parkway



Campus: Yes
Acreage: 3.38
Parking: Structure
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1990
Building Sq. Ft.: 111,146
Lease Sq. Ft.: 103,446
Available Sq. Ft.: 7,700
Floors: 6

Entry: Atrium
Receptionist: No
Security: No
Assessed Value: \$13,269,471
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 103,446
Available Sq. Ft.: 7,700
Typical Floorplate: 20,970
Rental Rate Range: \$20.75 - \$24.00

Maximum Available: 4,860
Minimum Available: 2,840
Units of Office Space: 16

This building is managed by Commerce CRG. It has dual entry with vestibule, security system, plants, directory, and two elevators.

Building Contact: Commerce CRG 801.401.3100

Union Park

6985 South Union Parkway



Campus: Yes
Acreage: 1.67
Parking: Structure
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1988
Building Sq. Ft.: 106,616
Lease Sq. Ft.:
Available Sq. Ft.:
Floors: 6

Entry: Atrium
Receptionist: No
Security: No
Assessed Value: \$10,269,200
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.:
Available Sq. Ft.:
Typical Floorplate: 18,138
Rental Rate Range:

Maximum Available:
Minimum Available:
Units of Office Space: 13

Building has entry seating, artwork, and three elevators. It is managed by Commerce Leasing and Management, all rental rates and occupancy statistics are available upon request. Lobby level space is currently available.

Building Contact: Commerce CRG 801.303.5526

Union Park

6995 South Union Parkway



Campus: Yes
Acreage: 2.75
Parking: Structure
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1993
Building Sq. Ft.: 83,282
Lease Sq. Ft.:
Available Sq. Ft.:
Floors: 6

Entry: Atrium
Receptionist: No
Security: No
Assessed Value: \$9,069,100
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.:
Available Sq. Ft.:
Typical Floorplate: 13,880
Rental Rate Range:

Maximum Available:
Minimum Available:
Units of Office Space: 20

Building has dual entry with vestibule, directory, artwork, plants, and two elevators. It is managed by Commerce Leasing and Management, all rental rates and occupancy statistics are available upon request. Two different spaces are available for rent on the lobby level.

Building Contact: NuTerra 801.566.6653

Cottonwood Heights Community & Economic Development

Class B Commercial Office

Class B Office Space can be summarized as buildings that are in good locations but have either been renovated or are considerably less than 100,000 square feet in size. Class B buildings are often less than five stories tall. Class B mainly consists of smaller, newly constructed buildings in non-prime locations or renovated buildings less than 100,000 square feet in good locations.

Plaza 2000

7138 South Highland Drive



Campus: No
Acreage: 2.10
Parking: Uncovered
Parking Ratio: 3/1000

Building Use: Medical Office
Year Built: 1986
Building Sq. Ft.: 36,289
Lease Sq. Ft.: 33,143
Available Sq. Ft.: 3,146
Floors: 2

Entry: Lobby
Receptionist: No
Security: No
Assessed Value: \$6,150,000
LEED Certified: No
For Sale: Yes
Update/Remodel: Yes

Leased Sq. Ft.: 35,781
Available Sq. Ft.: 1,712
Typical Floorplate: 24,745
Rental Rate Range: \$21.00

Maximum Available: 5,608
Minimum Available: 3,146
Units of Office Space: 35

Building has entry seating, plants, artwork, and one elevator. There are eight spaces of covered and reserved parking. Updating includes paint, tile, and décor of communal areas as wells as similar updates in each individual office space.

Building Contact: Commerce CRG 801.303.5466

Canyon Hills

3690 East Fort Union Blvd



Campus: No
Acreage: 0.68
Parking: Uncovered
Parking Ratio: 5/1000

Building Use: Mixed Office
Year Built: 1979
Building Sq. Ft.: 8,386
Lease Sq. Ft.: 8,386
Available Sq. Ft.: 0
Floors: 2

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$1,302,400
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: 8,386
Available Sq. Ft.: 0
Typical Floorplate: 4,193
Rental Rate Range:

Maximum Available: 0
Minimum Available: 0
Units of Office Space: 8

Secure dual entry with vestibule, directory, but no elevator. Although there is the dual entry with vestibule, once a patron enters the doors there is no lobby. Doors open to a hallway that is used to navigate through the building between different units of office space.

Building Contact: Porcupine Investment Group LLC

Brighton Pointe

7938 – 7910 South 3500 East



Campus: Yes
Acreage: 1.99
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1986
Building Sq. Ft.: 22,334
Lease Sq. Ft.: 18,380
Available Sq. Ft.: 3,954
Floors: 1

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$2,568,410
LEED Certified: No
For Sale: Yes
Update/Remodel: Yes

Leased Sq. Ft.: 18,380
Available Sq. Ft.: 3,954
Typical Floorplate: 10,836
Rental Rate Range: \$13.50

Maximum Available: 1,534
Minimum Available: 1,043
Units of Office Space: 8

There is no grand entry into either building. The entry is a single set of doors which opens to either direct office space or a corridor to walk through cubicles in search of the desired office space.

Building Contact: JLLProperty 801.456.9519

Fort Union Red Brick

1225 East Fort Union Blvd.



Campus: Yes
Acreage: 3.72
Parking: Structure
Parking Ratio: 5/1000

Building Use: Commercial Office
Year Built: 1981
Building Sq. Ft.: 36,423
Lease Sq. Ft.: 32,935
Available Sq. Ft.: 3,488
Floors: 3

Entry: Lobby
Receptionist: No
Security: No
Assessed Value: \$7,458,600
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 32,935
Available Sq. Ft.: 3,488
Typical Floorplate: 10,836
Rental Rate Range: \$18.00

Maximum Available: 3,488
Minimum Available: 1,269
Units of Office Space: 8

The building has amenities that include artwork, plants, and one elevator.

Building Contact: NuTerra 801.566.6653

Fort Union Red Brick

1265 East Fort Union Blvd.



Campus: Yes
Acreage: see 1225
Parking: Structure
Parking Ratio: 5/1000

Building Use: Commercial Office
Year Built: 1981
Building Sq. Ft.: 49,386
Lease Sq. Ft.:
Available Sq. Ft.:
Floors: 3

Entry: Lobby
Receptionist: No
Security: No
Assessed Value: \$7,458,600
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.:
Available Sq. Ft.:
Typical Floorplate: 16,466
Rental Rate Range:

Maximum Available:
Minimum Available:
Units of Office Space: 6

Building has one elevator and security system. Cottonwood Heights City and Cottonwood Heights Police Department are both tenants.

Building Contact: NuTerra 801.566.6653

Fort Union Red Brick

1225 East Fort Union Blvd.



Campus: Yes
Acreage: 1.37
Parking: Structure
Parking Ratio: 5/1000

Building Use: Mixed Office
Year Built: 1982
Building Sq. Ft.: 30,200
Lease Sq. Ft.:
Available Sq. Ft.:
Floors: 2

Entry: Lobby
Receptionist: No
Security: No
Assessed Value: \$2,003,300
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.:
Available Sq. Ft.:
Typical Floorplate: 15,100
Rental Rate Range:

Maximum Available:
Minimum Available:
Units of Office Space: 14

Building is equipped with one elevator and a directory.

Building Contact: NuTerra 801.566.6653

Jamestown Office Condos

6691, 6695, 6699, 6707, 6711, 6713, 6715 South 1300 East



Campus: Yes
Acreage: 2.17
Parking: Covered
Parking Ratio: 3/1000

Building Use:	Commercial Office
Year Built:	2000
Building Sq. Ft.:	33,923
Lease Sq. Ft.:	Condo
Available Sq. Ft.:	0
Floors:	2

Entry:	Lobby
Receptionist:	No
Security:	No
Assessed Value:	\$4,446,100
LEED Certified:	No
For Sale:	No
Update/Remodel:	No

Leased Sq. Ft.:
Available Sq. Ft.:
Typical Floorplate: 1,256
Sales Price Per Sq. Ft.: \$133.24 - \$214.43

Maximum Available:
Minimum Available: 866
Units of Office Space: 19

All condos have different interiors. Most buildings have one elevator, some buildings have receptionists at entry, some have lobbies, and all are in differing condition. All reserved parking is the 41 spaces that are covered. All other parking is uncovered.

Building Contact: James town MGB LLC

Highland Pointe Office Condos

7135 South Highland Drive



Campus: No
Acreage: 1.13
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1998
Building Sq. Ft.: 29,364
Lease Sq. Ft.: 29,364
Available Sq. Ft.: 0
Floors: 2

Entry: Atrium
Receptionist: No
Security: No
Assessed Value: \$3,016,7007240
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 29,364
Available Sq. Ft.: 0
Typical Floorplate: 9,380
Rental Rate Range: \$9.00 - \$17.50

Maximum Available: 8,997
Minimum Available: 7,975
Units of Office Space: 8

Building has not been updated but has entry seating with artwork and one elevator.

Building Contact: Wallack Realty LLC

Highland Ridge Office Condos

7240 South Highland Drive



Campus: No
Acreage: 0.93
Parking: Basement
Parking Ratio: 4/1000

Building Use: Mixed Office
Year Built: 2005
Building Sq. Ft.: 16,662
Lease Sq. Ft.: 15,862
Available Sq. Ft.: 800
Floors: 2

Entry: Lobby
Receptionist: No
Security: No
Assessed Value: \$3,138,100
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 15,862
Available Sq. Ft.: 800
Typical Floorplate: 9,380
Rental Rate Range: \$21.00 - \$24.22

Maximum Available: 800
Minimum Available: 700
Units of Office Space: 8

Building has secure entry into lobby and one elevator. 34 uncovered parking spaces are outside. 19 basement parking spaces divided among each unit of office space.

Building Contact: Coldwell Banker Commercial 801.947.8300

Castlewood

6740 South 1300 East



Campus: No
Acreage: 0.60
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 2006
Building Sq. Ft.: 14,280
Lease Sq. Ft.: 11,140
Available Sq. Ft.: 3,140
Floors: 2

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$1,647,800
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 11,140
Available Sq. Ft.: 3,140
Typical Floorplate: 7,140
Rental Rate Range: \$16.00 - \$22.50

Maximum Available: 3,140
Minimum Available: 3,140
Units of Office Space: 4

Building has dual entry with vestibule and one elevator. 25% of total office space is currently available for lease.

Building Contact: CB Richards Ellis 801.947.3900

2300 East

7070 South 2300 East



Campus: Yes
Acreage: 0.46
Parking: Uncovered
Parking Ratio: 5/1000

Building Use: Commercial Office
Year Built: 1999
Building Sq. Ft.: 8,960
Lease Sq. Ft.:
Available Sq. Ft.:
Floors: 2

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$866,200
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.:
Available Sq. Ft.:
Typical Floorplate: 4,320
Rental Rate Range:

Maximum Available:
Minimum Available:
Units of Office Space: 8

Contact for 2300 East is Susie Martindale with ReMax Masters. All rental rates and occupancy statistics can be obtained through her. The building has entry seating, artwork, and one elevator.

Building Contact: ReMax Masters 801.453.1166

2300 East

7084 South 2300 East



Campus: Yes
Acreage: 0.86
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1999
Building Sq. Ft.: 12,764
Lease Sq. Ft.:
Available Sq. Ft.:
Floors: 2

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$1,533,800
LEED Certified: No
For Sale: Yes
Update/Remodel: No

Leased Sq. Ft.:
Available Sq. Ft.:
Typical Floorplate: 6,530
Rental Rate Range:

Maximum Available:
Minimum Available:
Units of Office Space: 9

The building has entry seating, artwork, and one elevator.

Building Contact:

David Mark Anderson

Plaza 7200

7186 South Highland Drive



Campus: No
 Acreage: 0.26
 Parking: Uncovered
 Parking Ratio: 5/1000

Building Use: Medical Office
 Year Built: 1999
 Building Sq. Ft.: 7,352
 Lease Sq. Ft.: 6,433
 Available Sq. Ft.: 919
 Floors: 2

Entry: Atrium
 Receptionist: No
 Security: No
 Assessed Value: \$689,000
 LEED Certified: No
 For Sale: No
 Update/Remodel: No

Leased Sq. Ft.: 7,352
 Available Sq. Ft.: 919
 Typical Floorplate: 3,676
 Rental Rate Range:

Maximum Available: 919
 Minimum Available: 919
 Units of Office Space: 4

The building has a single entry, meaning one set of doors with no vestibule. The building also lacks an elevator.

Building Contact:

Fort Union & Highland

1950 East Fort Union Blvd.



Campus: Yes
Acreage: 0.46
Parking: Uncovered
Parking Ratio: 6/1000

Building Use: Medical Office
Year Built: 1983
Building Sq. Ft.: 7,700
Lease Sq. Ft.: 7,700
Available Sq. Ft.: 0
Floors: 2

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$916,500
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 6,168
Available Sq. Ft.: 0
Typical Floorplate: 3,084
Rental Rate Range:

Maximum Available: 0
Minimum Available: 0
Units of Office Space: 2

The building is in okay condition; it has a dual entry with vestibule and one elevator. The elevator is accessible from the outside of the building.

Building Contact: Saunders Holdings LLC

Fort Union & Highland

1952 East Fort Union Blvd.



Campus: Yes
Acreage: 0.88
Parking: Uncovered
Parking Ratio: 3/1000

Building Use: Commercial Office
Year Built: 1981
Building Sq. Ft.: 12,480
Lease Sq. Ft.: 12,480
Available Sq. Ft.: 0
Floors: 2

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$1,065,200
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 12,480
Available Sq. Ft.: 0
Typical Floorplate: 6,240
Rental Rate Range:

Maximum Available: 0
Minimum Available: 0
Units of Office Space: 1

The building has a single occupier. Its amenities are limited to one elevator. Reserved parking spaces are available, and line the west side of the building.

Building Contact: Mountain Land Rehab Properties LLC

Fort Union & Highland

1954 East Fort Union Blvd.



Campus: Yes
Acreage: 1.39
Parking: Uncovered
Parking Ratio: 5/1000

Building Use: Commercial Office
Year Built: 1981
Building Sq. Ft.: 22,400
Lease Sq. Ft.: 0
Available Sq. Ft.: 22,400
Floors: 2

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$1,671,600
LEED Certified: No
For Sale: Yes
Update/Remodel: No

Leased Sq. Ft.: 0
Available Sq. Ft.: 22,400
Typical Floorplate: 11,200
Rental Rate Range:

Maximum Available:
Minimum Available: 22,400
Units of Office Space: 1

The building is available for both sale and lease options. The building has one elevator; the office space can be divided so that multiple spaces can be formed with the possibility of a lobby entrance on the south side.

Building Contact:

Commerce CRG

801.303.5568

Brighton Plaza

7105 South Highland Drive



Campus: No
Acreage: 1.21
Parking: Uncovered
Parking Ratio: 5/1000

Building Use: Commercial Office
Year Built: 1978
Building Sq. Ft.: 11,035
Lease Sq. Ft.:
Available Sq. Ft.:
Floors: 2

Entry: Lobby
Receptionist: No
Security: No
Assessed Value: \$1,708,400
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.:Owned
Available Sq. Ft.:
Typical Floorplate: 7,723
Rental Rate Range:

Maximum Available:
Minimum Available:
Units of Office Space: 12

The building has no elevator, no directory, or many other amenities. Contact Bruce Hunt for lease statistics and rental rates.

Building Contact: Brighton Bank

The Atrium

7069 South Highland Drive



Campus: No
Acreage: 0.85
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1982
Building Sq. Ft.: 12,212
Lease Sq. Ft.: 10,412
Available Sq. Ft.: 1,800
Floors: 2

Entry: Atrium
Receptionist: No
Security: No
Assessed Value: \$962,800
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 10,412
Available Sq. Ft.: 1,800
Typical Floorplate: 5,766
Rental Rate Range:

Maximum Available: 1,800
Minimum Available: 150
Units of Office Space: 24

The building has entry seating, directory, and one elevator. Building is in okay condition.

Building Contact: SRI Real Estate Properties LLC

Cottonwood Insurance

2028 East 7000 South



Campus: No
Acreage: 0.52
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1978
Building Sq. Ft.: 7,744
Lease Sq. Ft.: 7,744
Available Sq. Ft.: 0
Floors: 2

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$649,900
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 7,744
Available Sq. Ft.: 0
Typical Floorplate: 3,862
Rental Rate Range:

Maximum Available: 0
Minimum Available: 0
Units of Office Space: 7

Building has twelve reserved and covered parking spaces. Cottonwood Insurance owns and manages the building and all other tenants.

Building Contact: Cottonwood Insurance 801.943.5700

Cosmetic Dentistry

6784 South Highland Drive



Campus: No
Acreage: 0.24
Parking: Uncovered
Parking Ratio: 5/1000

Building Use: Medical Office
Year Built: 2002
Building Sq. Ft.: 1,631
Lease Sq. Ft.: 1,631
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$372,800
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 1,631
Available Sq. Ft.: 0
Typical Floorplate: 1,631
Rental Rate Range:

Maximum Available: 0
Minimum Available: 0
Units of Office Space: 2

Building is in excellent condition; has entry seating and artwork in lobby.

Building Contact: Cosmetic Dentistry 801.733.4199

Vincent Surgical

6710 South Black Stone Road



Campus: No
Acreage: 0.63
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Medical Office
Year Built: 2008
Building Sq. Ft.: 11,642
Lease Sq. Ft.: 5,821
Available Sq. Ft.: 5,821
Floors: 2

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$1,172,500
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 5,821
Available Sq. Ft.: 5,821
Typical Floorplate: 5,821
Rental Rate Range:

Maximum Available: 5,821
Minimum Available: 2,941
Units of Office Space: 4

Four main units of office space, each has its own dedicated entry.

Building Contact:

Companion Corporation

1831 East Fort Union Blvd.



Campus: No
Acreage: 0.72
Parking: Structure
Parking Ratio: 5/1000

Building Use: Commercial Office
Year Built: 1979
Building Sq. Ft.: 13,112
Lease Sq. Ft.: 0
Available Sq. Ft.: 0
Floors: 2

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$760,300
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 13,112
Available Sq. Ft.: 0
Typical Floorplate: 6,556
Rental Rate Range:

Maximum Available: 0
Minimum Available: 0
Units of Office Space: 4

Companion Corp. owns and operates out of the building. There is no common entrance; each unit of office space is accessible from outside catwalks. Reserved parking for employees is in structure.

Building Contact: Companion Corp. 801.943.9277

GoEngineer

1787 East 7000 South



Campus: No
Acreage: 0.85
Parking: Basement
Parking Ratio: 5/1000

Building Use: Commercial Office
Year Built: 1983
Building Sq. Ft.: 19,734
Lease Sq. Ft.: 19,734
Available Sq. Ft.: 0
Floors: 2

Entry: Atrium
Receptionist: No
Security: No
Assessed Value: \$969,200
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 19,734
Available Sq. Ft.: 0
Typical Floorplate: 9,867
Rental Rate Range:

Maximum Available: 0
Minimum Available: 0
Units of Office Space: 8

Amenities for building include artwork in common areas, basement level parking, and one elevator.

Building Contact:

Coburn Management LLC

CMC Flex

2450 East 7000 South



Campus: No
Acreage: 0.72
Parking: Uncovered
Parking Ratio: 3/1000

Building Use: Commercial Office
Year Built: 1981
Building Sq. Ft.: 13,000
Lease Sq. Ft.: 0
Available Sq. Ft.: 13,000
Floors: 2

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$1,640,000
LEED Certified: No
For Sale: Yes
Update/Remodel: No

Leased Sq. Ft.: 0
Available Sq. Ft.: 13,000
Typical Floorplate: 3,706
Rental Rate Range: \$19.95

Maximum Available: 13,944
Minimum Available: 3,706
Units of Office Space: 1

Space is for lease or sale. Previous owner/occupant had the building set up with one main business and set of office space, however the building is capable of housing multiple units of office space. Building has one elevator and two points of access.

Building Contact: Newmark Grubb Acres 801.578.5556

Twin Peaks

7258 S Racquet Club Dr



Campus: No
Acreage: 0.64
Parking: Uncovered
Parking Ratio: 5/1000

Building Use: Commercial Office
Year Built: 1977
Building Sq. Ft.: 8,042
Lease Sq. Ft.: 8,042
Available Sq. Ft.: 0
Floors: 2

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$742,900
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: 8,042
Available Sq. Ft.: 0
Typical Floorplate: 3,955
Rental Rate Range:

Maximum Available: 0
Minimum Available: 0
Units of Office Space: 6

Building has dual entry with vestibule on north entrance; office space is also accessible from a standard entry near the south side parking. Building does not have an elevator. All updating was done on interior.

Building Contact: Twin Peaks Property Management 801.274.3497

Hillside Business Park

2469 East Fort Union Blvd.



Campus: No
Acreage: 0.99
Parking: Structure
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1981
Building Sq. Ft.: 22,134
Lease Sq. Ft.: 20,824
Available Sq. Ft.:
Floors: 2

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$2,274,800
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 20,824
Available Sq. Ft.: 1,310
Typical Floorplate: 11,067
Rental Rate Range: \$13.50

Maximum Available: 1,310
Minimum Available: 1,310
Units of Office Space: 10

Parking structure is not accessible from Fort Union Blvd. Building has separate entrances for each office space. Lobby entrance therefore is for each individual unit of space and not a grand lobby/entrance for the entire center.

Building Contact: Coldwell Banker Commercial 801.573.7445

Office Investments

6772- 6802 South 1300 East



Campus: Yes
Acreage: 2.15
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Mixed Office
Year Built: 1999
Building Sq. Ft.: 9,600
Lease Sq. Ft.:
Available Sq. Ft.:
Floors: 2

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$1,594,400
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.:
Available Sq. Ft.:
Typical Floorplate: 960
Rental Rate Range:

Maximum Available:
Minimum Available:
Units of Office Space: 5

Office Investments is a collection of commercial buildings, in the complex five units of space can be categorized as office space. Current rental rates and occupancy statistics can be obtained from Chapman Richards.

Building Contact: Chapman Richards 801.278.4144

1888 East Fort Union Blvd.

1888 East Fort Union Blvd.



Campus: No
Acreage: 0.32
Parking: Uncovered
Parking Ratio: 3/1000

Building Use: Commercial Office
Year Built: 1997
Building Sq. Ft.: 6,040
Lease Sq. Ft.: 0
Available Sq. Ft.: 6,040
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$539,400
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 0
Available Sq. Ft.: 6,040
Typical Floorplate: 6,040
Rental Rate Range:

Maximum Available: 6,040
Minimum Available: 6,040
Units of Office Space: 1

Space is available both for sale and lease. Building is in very good condition.

Building Contact: M Baucum Investments LLC

Dynatronics

7030 South Park Centre Drive



Campus: No
Acreage: 1.98
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1993
Building Sq. Ft.: 19,206
Lease Sq. Ft.:
Available Sq. Ft.: 0
Floors: 2

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$2,836,500
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 9,556
Rental Rate Range:

Maximum Available: 19,206
Minimum Available: 19,206
Units of Office Space: 1

Building is owner occupied. Amenities include dual entry with vestibule, entry seating, artwork, plants, and one elevator. There are also two access points to parking from Park Centre Drive. Site is used as both office and manufacturing space.

Building Contact: Dynatronics 801.568.7000

Cottonwood Heights Community & Economic Development

Class C Commercial Office

These buildings are can be more than twenty five years old but still maintain steady occupancy. Class C space is generally much smaller than Class A and even Class B, however the buildings condition is taken into account. Many Class C office spaces are not truly office buildings; many have been modified and renovated to accommodate commerce.

Willow Creek Medical

7050 South Highland Drive



Campus: No
Acreage: 0.84
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Medical Office
Year Built: 1974
Building Sq. Ft.: 14,040
Lease Sq. Ft.: 11,098
Available Sq. Ft.: 2,942
Floors: 3

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$1,239,500
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 11,098
Available Sq. Ft.: 2,942
Typical Floorplate: 4,680
Rental Rate Range: \$9.00 - \$ 10.50

Maximum Available: 1,673
Minimum Available: 1,269
Units of Office Space: 9

Building is privately managed by owner who resides in Florida. Management is looking to erect a fence/barrier to distinguish between its parking spaces and McDonalds.

Building Contact: Union Fort Properties 561.239.8091

Highland Medical

7086 South Highland Drive



Campus: No
Acreage: 0.86
Parking: Uncovered
Parking Ratio: 3/1000

Building Use: Medical Office
Year Built: 1978
Building Sq. Ft.: 6,732
Lease Sq. Ft.: 5,881
Available Sq. Ft.: 851
Floors: 2

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$410,600
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 5,881
Available Sq. Ft.: 851
Typical Floorplate: 4,680
Rental Rate Range: \$13.00

Maximum Available: 851
Minimum Available: 851
Units of Office Space: 4

Building has outdoor seating, artwork, and a dual entrance. Office space is accessible from both the west and east entrances.

Building Contact: MSW Management Limited Liability Company

Wasatch Exotic Pet

1892 E. Fort Union Blvd.



Campus: No
Acreage: 0.31
Parking: Uncovered
Parking Ratio: 6/1000

Building Use: Medical Office
Year Built: 1945
Building Sq. Ft.: 1,877
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$300,400
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 1,877
Rental Rate Range:

Maximum Available: 1,877
Minimum Available: 1,877
Units of Office Space: 1

Building is owner occupied and privately managed by Wasatch Exotic Pet Care.

Building Contact: Wasatch Exotic Pet 801.943.3367

Mangrum

7110 South Highland Drive



Campus: No
Acreage: 0.39
Parking: Uncovered
Parking Ratio: 10/1000

Building Use: Mixed Office
Year Built: 1953
Building Sq. Ft.: 2,513
Lease Sq. Ft.: 2,513
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$351,200
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: 2,513
Available Sq. Ft.: 0
Typical Floorplate: 2,513
Rental Rate Range:

Maximum Available:
Minimum Available:
Units of Office Space: 4

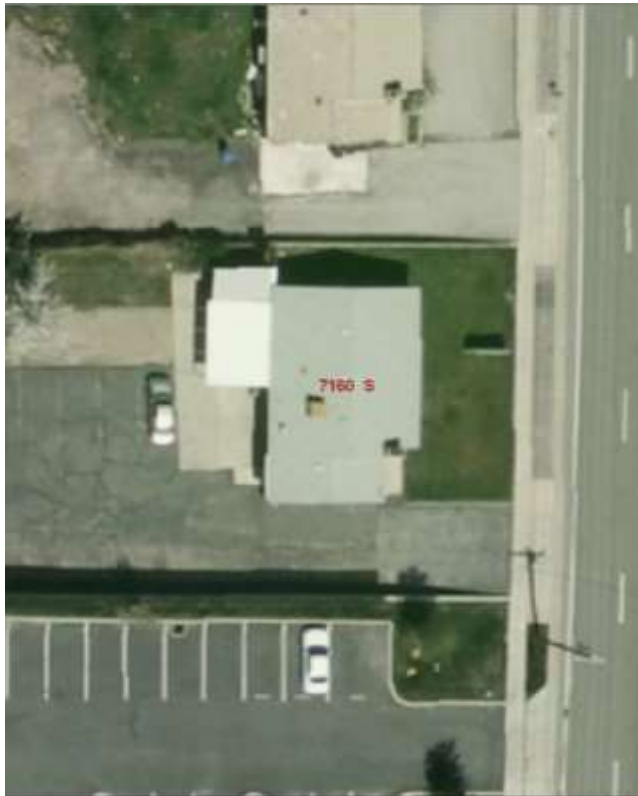
Building has fourteen reserved parking spaces for employees. Building is owner occupied; Mangrum Law leases space from Mangrum Dental.

Building Contact: Mangrum Dental

801.943.6880

State Farm

7160 South Highland Drive



Campus: No
Acreage: 0.29
Parking: Uncovered
Parking Ratio: 7/1000

Building Use: Commercial Office
Year Built: 1955
Building Sq. Ft.: 1,344
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$270,600
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 1,344
Rental Rate Range:

Maximum Available: 1,344
Minimum Available: 1,344
Units of Office Space: 1

Building has amenities that include entry seating and artwork. Space is owner occupied and has a single entry.

Building Contact: State Farm 801.942.2200

Realty Pro

7177 South Highland Drive



Campus: No
Acreage: 0.22
Parking: Uncovered
Parking Ratio: 7/1000

Building Use: Commercial Office
Year Built: 1953
Building Sq. Ft.: 1,590
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$269,180
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 1,590
Rental Rate Range:

Maximum Available: 1,590
Minimum Available: 1,590
Units of Office Space: 1

Site is owner occupied. Building has entry seating and artwork as amenities.

Building Contact: Realty Pro 801.943.3939

Holiday Management

2034 East 7000 South



Campus: No
Acreage: 0.23
Parking: Uncovered
Parking Ratio: 5/1000

Building Use: Commercial Office
Year Built: 1960
Building Sq. Ft.: 1,282
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$286,300
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 1,282
Rental Rate Range:

Maximum Available: 1,282
Minimum Available: 1,282
Units of Office Space: 1

The building is in good condition. It has entry seating, artwork and a single entry. Space is owner occupied.

Building Contact: Holiday Management 801.9442.2280

Premiere Mortgage

1930 East Fort Union Blvd.



Campus: No
Acreage: 0.23
Parking: Uncovered
Parking Ratio: 6/1000

Building Use: Commercial Office
Year Built: 1998
Building Sq. Ft.: 2,635
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$291,400
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 2,635
Rental Rate Range:

Maximum Available: 2,635
Minimum Available: 2,635
Units of Office Space: 1

Entry is a single entry which opens to entry seating and artwork. Building is in good condition and is also owner occupied.

Building Contact: Premiere Mortgage 801.453.9000

Staker-Henderson Complex

6914 South 3000 East



Campus: No
Acreage: 0.43
Parking: Uncovered
Parking Ratio: 3/1000

Building Use: Commercial Office
Year Built: 1980
Building Sq. Ft.: 9,640
Lease Sq. Ft.: 9,640
Available Sq. Ft.: 0
Floors: 2

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$406,000
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 9,640
Available Sq. Ft.: 0
Typical Floorplate: 4,820
Rental Rate Range:

Maximum Available:
Minimum Available: 150
Units of Office Space: 11

Building has a secure key code entry and is partially owner occupied.

Building Contact: Staker Henderson LLC

Hillside Dental

6936 South Promenade Drive



Campus: No
Acreage: 0.51
Parking: Uncovered
Parking Ratio: 5/1000

Building Use: Medical Office
Year Built: 1981
Building Sq. Ft.: 9,486
Lease Sq. Ft.: 6,923
Available Sq. Ft.: 2,563
Floors: 3

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$270,600
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 6,923
Available Sq. Ft.: 2,563
Typical Floorplate: 3,162
Rental Rate Range: \$15.25

Maximum Available: 2,181
Minimum Available: 382
Units of Office Space: 10

Building has directory and one elevator. The building has a standard single entry which opens to a corridor. The main corridor is the point of entry for all units of office space in the building.

Building Contact: Newmark Grubb ACRES 801.578.5556

The Tooth Doctor

2180 East Fort Union Blvd.



Campus: No
Acreage: 0.50
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Medical Office
Year Built: 1953
Building Sq. Ft.: 1,690
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$333,900
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 1,690
Rental Rate Range:

Maximum Available: 1,690
Minimum Available: 1,690
Units of Office Space: 1

Space is owner occupied and equipped with entry seating and artwork as amenities.

Building Contact:

The Tooth Doctor

801.944.4141

Wall & Wall

2168 East Fort Union Blvd.



Campus: No
Acreage: 0.61
Parking: Uncovered
Parking Ratio: 7/1000

Building Use: Commercial Office
Year Built: 1982
Building Sq. Ft.: 2,960
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$415,500
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 2,960
Rental Rate Range:

Maximum Available: 2,960
Minimum Available: 2,960
Units of Office Space: 1

Building has separate employee and customer parking. Employee parking is on south side of building. Building has dual entry with vestibule and entry seating. Space is owner occupied.

Building Contact: Wall & Wall 801.274.3100

Brighton Dental

2114 East 7000 South



Campus: No
Acreage: 0.31
Parking: Uncovered
Parking Ratio: 7/1000

Building Use: Medical Office
Year Built: 1939
Building Sq. Ft.: 1,587
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$523,900
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 1,587
Rental Rate Range:

Maximum Available: 1,587
Minimum Available: 1,587
Units of Office Space: 1

Building has undergone both interior and exterior renovations. Entry seating and artwork are in lobby. Space is owner occupied.

Building Contact:

Brighton Dental

801.943.2020

Medical Hair Restoration

2104 East 7000 South



Campus: No
Acreage: 0.31
Parking: Uncovered
Parking Ratio: 5/1000

Building Use: Medical Office
Year Built: 1960
Building Sq. Ft.: 2,131
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$266,180
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 2,131
Rental Rate Range:

Maximum Available: 2,131
Minimum Available: 2,131
Units of Office Space: 1

Space is owner occupied. Building has gone through both interior and exterior renovations and updating. Building amenities include entry seating and artwork.

Building Contact: Medical Hair Restoration 801.943.1751

Kasteler Fenton

1838 East Fort Union Blvd.



Campus: No
Acreage: 0.18
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1964
Building Sq. Ft.: 2,182
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 2

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$266,500
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 972
Rental Rate Range:

Maximum Available: 2,182
Minimum Available: 2,182
Units of Office Space: 1

Building has undergone exterior and interior updating. Kasteler Fenton bought the property on a lease to own option, so the space is now owner occupied.

Building Contact: Kasteler Fenton 801.943.3406

Richards Financial

1828 East Fort Union Blvd.



Campus: No
Acreage: 0.19
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Commercial Office
Year Built: 1964
Building Sq. Ft.: 1,700
Lease Sq. Ft.: 836
Available Sq. Ft.: 864
Floors: 2

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$244,100
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: 836
Available Sq. Ft.: 864
Typical Floorplate: 850
Rental Rate Range:

Maximum Available: 864
Minimum Available: 864
Units of Office Space: 3

Space is partially owner occupied. Largest office space available on main level is vacant.

Building Contact: KR Holdings LLC

Cottonwood Heights Professional

1770 East Fort Union Blvd.



Campus: No
Acreage: 0.60
Parking: Uncovered
Parking Ratio: 4/1000

Building Use: Mixed Office
Year Built: 1985
Building Sq. Ft.: 8,152
Lease Sq. Ft.: 8,152
Available Sq. Ft.: 0
Floors: 2

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$526,500
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 8,152
Available Sq. Ft.: 0
Typical Floorplate: 4,076
Rental Rate Range:

Maximum Available:
Minimum Available:
Units of Office Space: 4

Split level building, entrances from both north and south sides of building. Building is owner occupied by Insurance Concepts. All office space excluding Insurance Concepts is leased. Building has entry seating, artwork, and communal break room for all employees.

Building Contact:

Insurance Concepts

801.942.0412

Kesler Chiropractic

1760 East 6900 South



Campus: No
Acreage: 0.28
Parking: Uncovered
Parking Ratio: 9/1000

Building Use: Medical Office
Year Built: 1969
Building Sq. Ft.: 1,672
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$369,200
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 4,076
Rental Rate Range:

Maximum Available: 1,672
Minimum Available: 1,672
Units of Office Space: 1

Building is owner occupied. Amenities include entry seating and artwork.

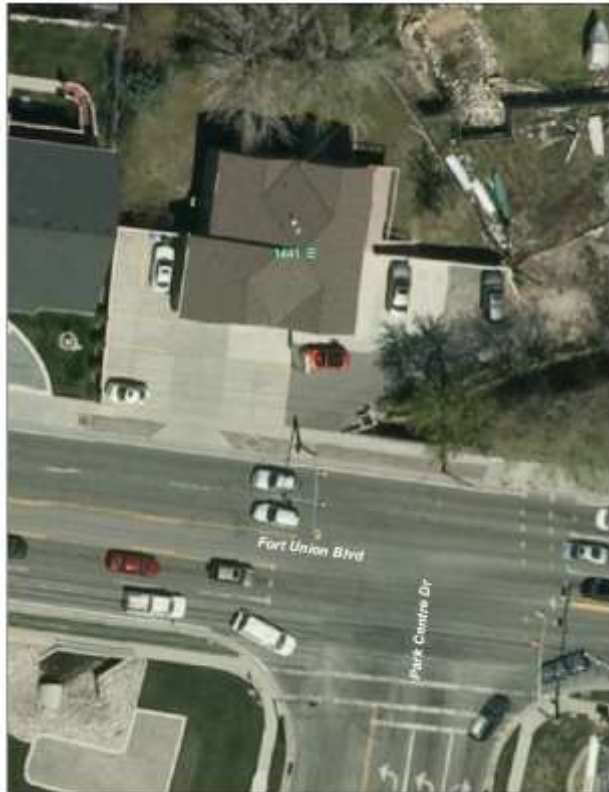
Building Contact:

Kesler Chiropractic

801.942.7272

Farmers Insurance

1441 East Fort Union Blvd.



Campus: No
Acreage: 0.27
Parking: Uncovered
Parking Ratio: 10/1000

Building Use: Commercial Office
Year Built: 1976
Building Sq. Ft.: 1,300
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$380,600
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 1,300
Rental Rate Range:

Maximum Available: 1,300
Minimum Available: 1,300
Units of Office Space: 1

Building has dual entry with vestibule and entry seating. Space is also owner occupied. Building because of recent renovations is in excellent condition.

Building Contact: Farmers Insurance 801.944.9600

Century 21

1385 East Fort Union Blvd.



Campus: No
Acreage: 0.63
Parking: Uncovered
Parking Ratio: 6/1000

Building Use: Commercial Office
Year Built: 1974
Building Sq. Ft.: 3,950
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 2

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$420,600
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 2,404
Rental Rate Range:

Maximum Available: 3,940
Minimum Available: 3,940
Units of Office Space: 1

Split-level home converted to office space. The building has entry seating however has not had significant updating.

Building Contact: Century 21 (Doug MacAfee) 801.942.2111

Brighton View Dental

1343 East Fort Union Blvd



Campus: No
Acreage: 0.48
Parking: Uncovered
Parking Ratio: 7/1000

Building Use: Medical Office
Year Built: 1976
Building Sq. Ft.: 2,160
Lease Sq. Ft.: 2,160
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$236,000
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 2,160
Available Sq. Ft.: 0
Typical Floorplate: 2,160
Rental Rate Range:

Maximum Available: 1,080
Minimum Available: 1,080
Units of Office Space: 2

Each unit of office space has its own entrance with entry seating and other amenities. Property is managed privately by owner.

Building Contact:

Sculptec

6841 South 1300 East



Campus: No
Acreage: 0.20
Parking: Uncovered
Parking Ratio: 7/1000

Building Use: Commercial Office
Year Built: 1938
Building Sq. Ft.: 1,080
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$205,690
LEED Certified: No
For Sale: No
Update/Remodel: Yes

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 1,080
Rental Rate Range:

Maximum Available: 1,080
Minimum Available: 1,080
Units of Office Space: 1

Building is used for both commercial office and manufacturing.

Building Contact: Sculptec 801.942.1874

Bengal Blvd.

2540 East Bengal Blvd.



Campus: No
Acreage: 0.74
Parking: Uncovered
Parking Ratio: 7/1000

Building Use: Commercial Office
Year Built: 1986
Building Sq. Ft.: 5,555
Lease Sq. Ft.: 5,555
Available Sq. Ft.: 0
Floors: 1

Entry: Standard
Receptionist: No
Security: No
Assessed Value: \$451,700
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: 5,555
Available Sq. Ft.: 0
Typical Floorplate: 5,555
Rental Rate Range:

Maximum Available:
Minimum Available:
Units of Office Space: 4

Each unit of office space has its own point of entry. All entrances are single entry.

Building Contact: Stratus Solutions LLC

Real Source

2089 East Fort Union Blvd.



Campus: No
Acreage: 0.22
Parking: Uncovered
Parking Ratio: 8/1000

Building Use: Commercial Office
Year Built: 1977
Building Sq. Ft.: 3,700
Lease Sq. Ft.: Own
Available Sq. Ft.: 0
Floors: 1

Entry: Lobby
Receptionist: Yes
Security: No
Assessed Value: \$333,600
LEED Certified: No
For Sale: No
Update/Remodel: No

Leased Sq. Ft.: Own
Available Sq. Ft.: 0
Typical Floorplate: 3,700
Rental Rate Range:

Maximum Available: 3,700
Minimum Available: 3,700
Units of Office Space: 1

Building has minor updating, entry seating, and artwork.

Building Contact: Real Source 801.386.8990

Cottonwood Heights Community & Economic Development

City Summaries

Aggregate key components of local commercial office space are expressed in the following section.

Totals

	Class A	Class B	Class C	Total
Properties	15	29	24	67
Square Feet	1,708,458	487,415	91,328	2,057,201
Acreage	66.06	30.52	9.93	100.13
Assessed Value (\$)	236,688,642	51,558,437	10,693,570	277,831,340

Year Built	1930-1940	1940-1950	1950-1960	1960-1970	1970-1980	1980-1990	1990-2000	2000-2014
No. of Buildings	2	1	4	5	11	19	18	8

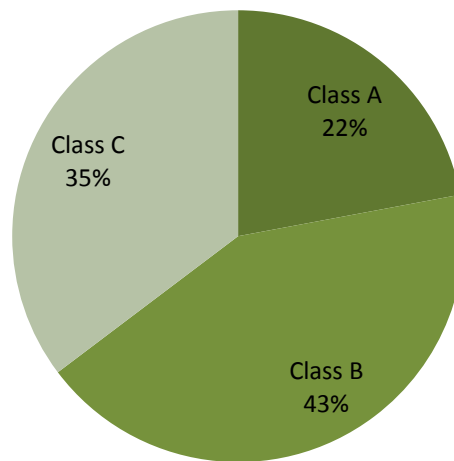
Building Square Footage	0-10,000 Sq. Ft.	10,000-20,000 Sq. Ft.	20,000-40,000 Sq. Ft.	40,000-60,000 Sq. Ft.	60,000-80,000 Sq. Ft.	80,000-100,000 Sq. Ft.	100,000-120,000 Sq. Ft.	120,000-140,000 Sq. Ft.	140,000+ Sq. Ft.
No. of Buildings	34	10	8	1	1	4	5	3	2

Parking Ratio	3/1000	4/1000	5/1000	6/1000	7/1000	8/1000	9/1000	10/1000
No. of Buildings	9	29	15	4	7	1	1	2

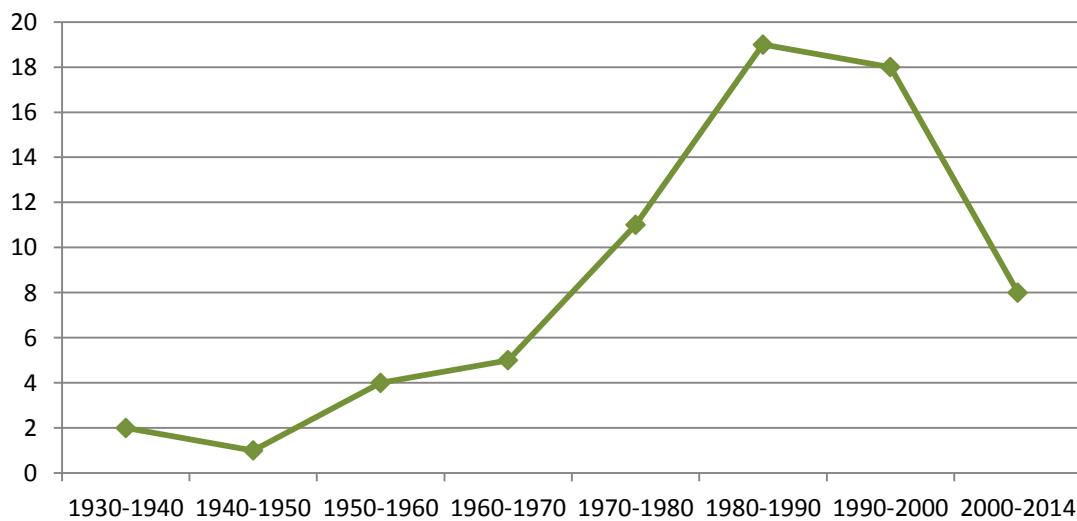
Building Height	1 Floor	2 Floors	3 Floors	4 Floors	5 Floors	6 Floors +
No. of Buildings	18	30	6	2	4	8

Graphs

Building Classification

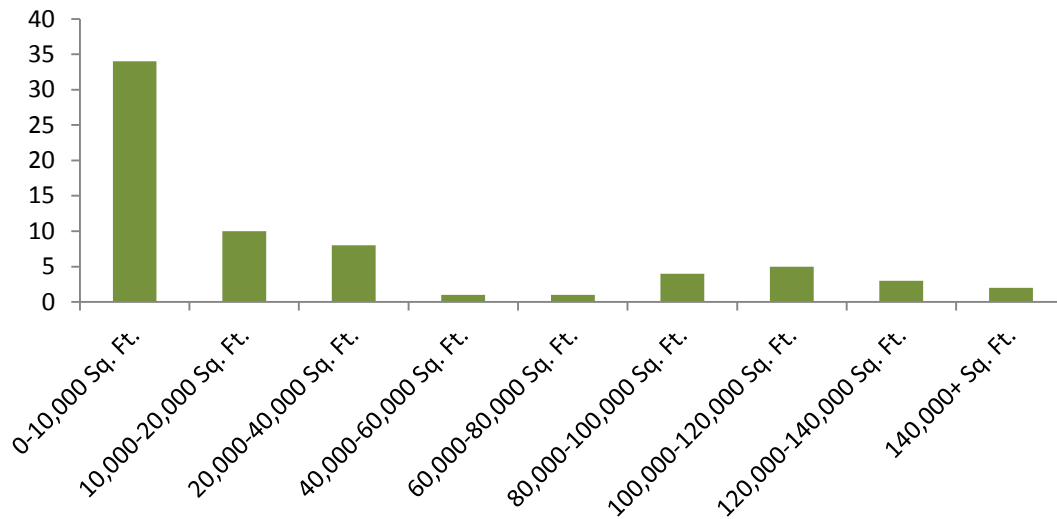


Year Built



Graphs

Size in Square Feet



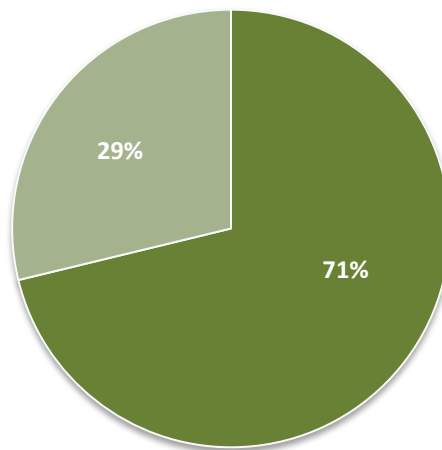
Building Condition



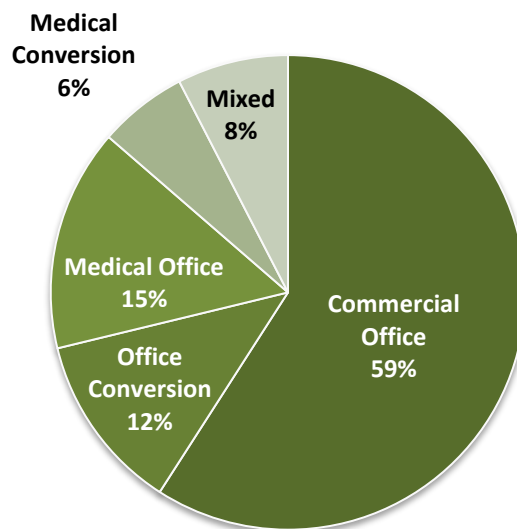
Graphs

Building Ownership

■ Lease ■ Own

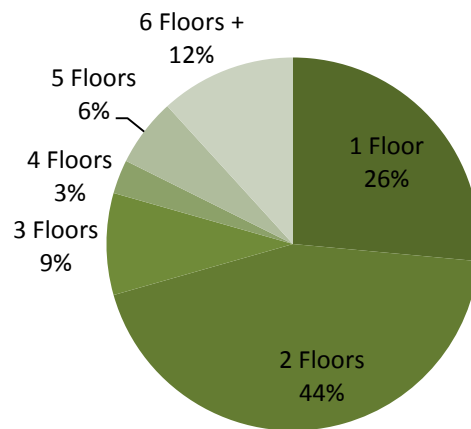


Building Use



Graphs

Building Height



Assesed Value

■ Class A ■ Class B ■ Class C

